
Waimāero Fendalton-Waimairi-Harewood Community Board Information Session/Workshop NOTES

Date: Monday 21 July 2025
Time: 4.35 pm
Venue: Boardroom, Fendalton Service Centre,
Corner Jeffreys and Clyde Roads, Fendalton

Present

Chairperson	Jason Middlemiss
Deputy Chairperson	Bridget Williams
Members	David Cartwright (via audio/visual link)
	Aaron Keown
	Nicola McCormick

Principal Advisor

Maryanne Lomax
Manager Community Governance
Tel: 941 6730
maryanne.lomax@ccc.govt.nz

Meeting Advisor

Aidan Kimberley
Community Board Advisor
Tel: 941 6566
aidan.kimberley@ccc.govt.nz
Website: www.ccc.govt.nz

Please Note:

This forum has no decision-making powers and is purely for information sharing.

The agenda was dealt with in the following order.

1. Apologies Ngā Whakapāha

Apologies were received from Linda Chen, James Gough and Sam MacDonald.

2. Johns Road - Northwood Boulevard link and Johns Road Scheme Plans **Community Board Information Session/Workshop Notes**

Council staff briefed the Community Board on an opportunity to advance a road connection to link Northwood Boulevard to Johns Road. A summary of the key points is as follows:

- A potential extension of Northwood Boulevard to intersect Johns Road (creating a four-way intersection at the existing Groynes Road/Johns Rd intersection) has been contemplated for many years and the Council currently owns the land for this corridor.
- The road connection is a low priority in the city-wide context and an existing budget in the Council's LTP is insufficient to complete the connection.
- The land at 161 Johns Road is being subdivided. This provides an opportunity for the road connection to be constructed as part of the subdivision instead of being constructed by the Council as a stand-alone project.
- To enable this to happen, the Council would do a 'land swap' deal with the developer. The land acquired by the Council for the originally proposed road corridor would be developed into residential sections, and Northwood Boulevard would curve round to the East and join Johns Road in a staggered T-intersection layout as shown in Attachment A to the briefing cover sheet in the agenda.
- The Council would still incur some costs to compensate the developer as they would be providing a level of infrastructure over and above the minimum required to support the subdivision. But the overall costs to Council would be substantially lower than if the Council completed the road itself.

During the discussion with the Community Board, the following points were raised:

- A recent informal poll conducted by a Community Board Member found a majority of Northwood Residents do not want Northwood Boulevard connected to Johns Road.
- The informal poll was conducted before the land swap option was known. It would be interesting to get updated feedback that takes this option into account.
- Because this is a Resource Consent process, most likely non-notified, there wouldn't be formal community consultation on the design of the subdivision. The best opportunity for the Community views to be represented will be the Council meeting where the land-swap arrangement is debated.
- Not pursuing the land-swap is an option for the Council. In this case the new subdivision would likely be accessed through Northwater Drive and end in a cul-de-sac.
- The Community Board members agreed that they would facilitate an updated poll to get feedback from local residents before the land swap proposal goes to Council.

Meeting concluded at 5.35pm.